



HYDETHORPE ROAD, SW12  
£425,000 LEASEHOLD

## A WELL PRESENTED TWO DOUBLE BEDROOM FLAT.

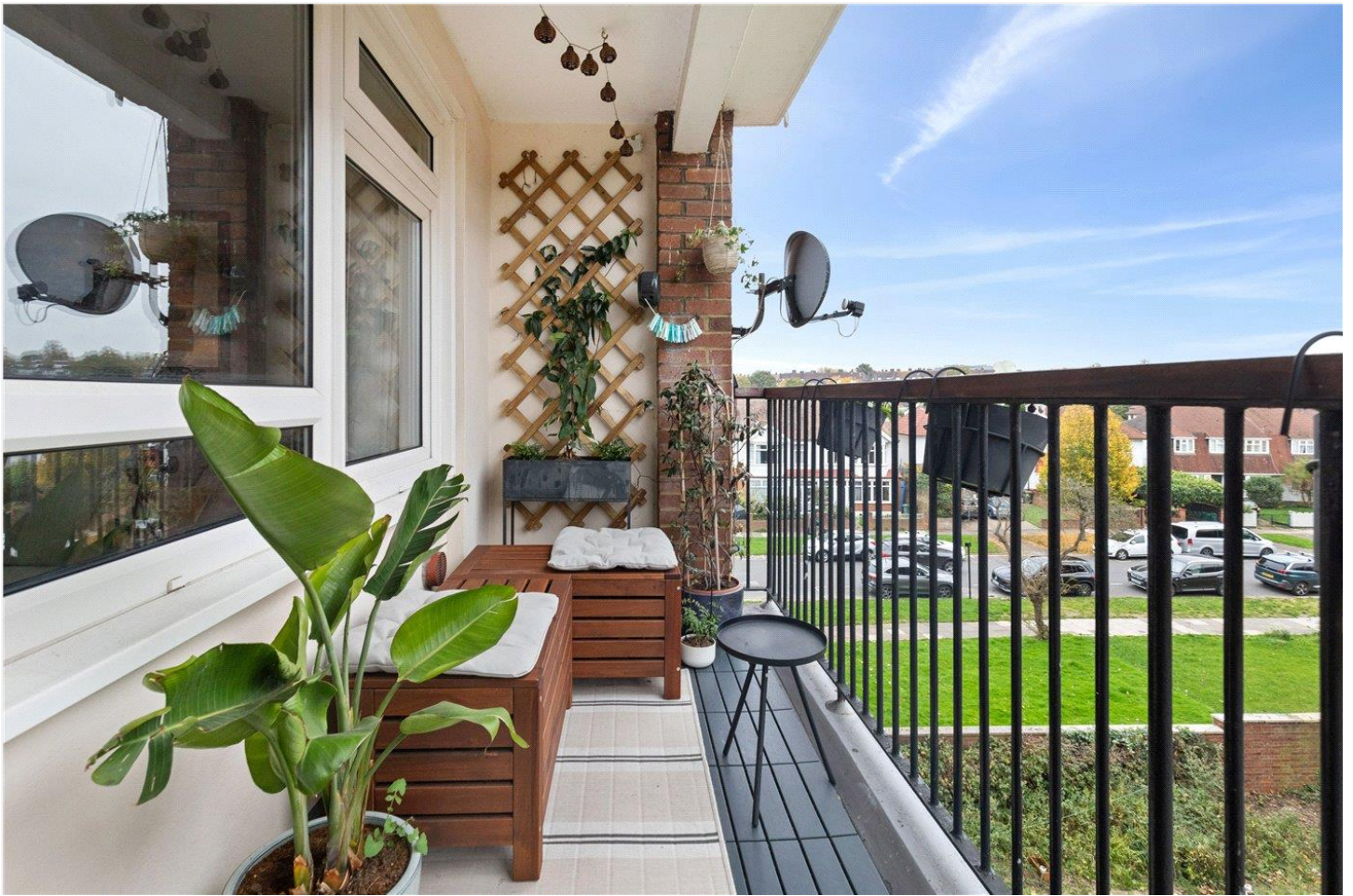
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## DESCRIPTION:

An immaculately presented two-bedroom third floor flat in a purpose-built block, featuring two spacious double bedrooms one with built in storage, a bathroom, separate WC, and a bright living and dining area with access to a South West facing balcony. The flat also includes a modern galley-style kitchen, adding to its appeal. Additionally, residents can enjoy access to a communal garden, complete with a playground for children.

Hydethorpe Road is situated in Balham's SW12 postcode, a highly sought-after residential area known for its vibrant community, abundant green spaces, and close proximity to Tooting Common. The neighbourhood offers a blend of Victorian and Edwardian homes, making it popular with families and young professionals who appreciate its lively café culture, diverse dining options, and excellent schools. Balham's overground and underground stations, located approximately 0.8 miles away, provide convenient access to central London via the Northern Line and National Rail. This area combines a suburban atmosphere with urban conveniences, making it a desirable place to live.

Lambeth Council Tax Band: B





## Hydethorpe Road, SW12

Approx. Gross Internal Floor Area 679 sq. ft / 63.10 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 671 sq. ft / 62.35 sq. m (Excluding Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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